



Approved by Trish _____

Approved by Jason _____

NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission

Tuesday April 10, 2018 – 5:30 P.M.

Commissioner's Meeting Room

200 North Center St.

Casper, WY 82601

ITEMS ON THIS AGENDA ARE SUBJECT TO A SECOND PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR FINAL ACTION. RECOMMENDATIONS BY THE PLANNING COMMISSION ON ITEMS FROM THIS AGENDA MAY BE CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING MAY 1, 2018 AT 5:30 P.M.

1. Approval of the February 13, 2018 Planning Commission Meeting Minutes.
2. **CUP18-1** – A request by Mason Smith for a Collector Car Conditional Use Permit to allow the storage of up to 15 vehicles. The parcel is located on Lot 31 of Sandy Lake Estates #2 Subdivision. The property is more commonly known as 8062 Easy Street.
3. **ZC18-1** – A request by Dean Keith and Keith Ranch, LLC for approval of a Zone Change from the existing Ranching, Agriculture, and Mining (RAM) Zoning District to the Urban Agriculture (UA) Zoning District on approximately 270 acres. The property is in portions of Sections 29-32, Township 33 North, Range 77 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is located approximately 11 miles south of the intersection of 2nd Street and Hat Six Road, the address being 11350 Hat Six Road.
4. **ZC18-2** – A request by Lisa Burrige, Board Member, Lake Ridge Estates Owners' Association for an amendment to the concept plan and agreements for Lake Ridge Estates, Phase I and II, zoned Planned Unit Development (PUD). Lake Ridge Estates subdivision is located approximately 2 miles west of Lakeshore Drive (Alcova) and south of State Highway 220. Phase I consists of 34 Lots and Phase II is one parcel of 284.43 acres. The property is accessed from Lake Ridge Drive.

---PUBLIC COMMENT---

5. "Public Comment" is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda, if action is required.

ADA Compliance: Natrona County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Natrona County Development Department at (307) 235-9435 so that appropriate auxiliary aids and services are available.



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION February 13, 2018

MEMBERS PRESENT: Harold Wright, Jim Brown, Hal Hutchinson, Bob Bailey, and Tom Davis

MEMBERS ABSENT:

STAFF MEMBERS PRESENT: Jason Gutierrez, and Peggy Johnson

OTHERS PRESENT: Charmaine Reed, Deputy County Attorney

Chairman Wright called the meeting to order at 5:30 p.m.

ITEM 1

Brown moved and Bailey seconded a motion to approve the January 9, 2018 meeting minutes. Motion carried unanimously.

ITEM 2

Chairman Wright opened the public hearing for CUP17-8 – A request by the City of Casper for a Conditional Use Permit to install a new water storage tank and booster pump station as part of the East Zone III Improvement Project, located in a portion of Sections 14 & 23, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The water tank address is 2992 S.E. Wyoming Blvd with the pump station being located at 2600 Country Club Road. Request for your approval after a community meeting was held with the neighborhood to discuss ideas on how to make the tank more cosmetically appealing.

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning Commission to recommend approval of one of these (Shale Green, Sand Dune or Nantucket Dune) colors and forward it to the Board of County Commissioners with the condition being met.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Alex Sveda, Nick Larsen and Jerry Galles all from Casper

Discussion between the Planning Commission, Staff and Applicant

Those speaking opposition – None

Public hearing closed

Brown moved approval of the color Shale green for CUP17-8 the water tank. Davis seconded the motion. With an amendment by Bailey, that a copy of the weld x-ray report be furnished to the Planning and Zoning Department, Brown agrees with the amendment with a vote of 3 for (Bailey, Davis, and Brown) and 1 against (Hutchinson). Then Hutchinson made an amendment to the motion that the bucking horse logo be included on the tank. Bailey second that motion, this motion carried unanimously. Motion with two amendments carried unanimously.

ITEM 3

Chairman Wright opened the hearing for CUP08-0004 C. C. Cowboys – Revocation of Conditional Use Permit.

Gutierrez gave an update on the status of this item all the requirements have now been met and requests this item be removed from the agenda.

Brown moved to remove the item from the agenda. Davis seconded the motion. Motion carried unanimously.

ITEM 4

Chairman Wright opened the hearing in the Allison appeal request for denial of Building Permit TB-17-437 for a pole barn located at 2451 Yarrow.

Gutierrez updated the Planning Commission on what had transpired with the Zoning Certificate. Applicant's site plan did not meet the minimum distance and an Elevation Certificate has been provided. Staff proposes that the Planning Commission uphold the Planning Departments denial of the Zoning Certificate (TB-17-437).

Discussion between the Planning Commission and Staff.

Appellant represented by legal counsel; presented arguments as to why they feel the permit should be approved.

Discussion between the Planning Commission, Staff, Appellant and their legal counsel.

Hutchinson moves to uphold the Planning Departments denial of the Zoning Certificate (TB-17-437) for setbacks. Davis seconded the motion. Motion carried with a vote of 3 for (Hutchinson, Bailey, and Davis) and 1 against (Brown).

Public Comment – None

Commissioner Bailey moved to adjourn meeting at 6:53 p.m. Commissioner Brown seconded the motion. Motion carries unanimously.

Harold Wright, Chairman

Natrona County Planning and Zoning Commission

Planning Commission Minutes

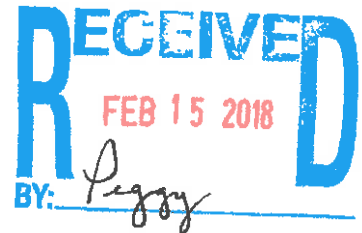
February 13, 2018

Page 3

Renea Vitto

Natrona County Clerk

ZONE CHANGE APPLICATION



(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

FROM: RAM

TO: UA

Applicant:

Owner:

1. Name Dean Keith Name Keith Ranch, Inc. + Dean Keith
2. Address P.O. Box 1096, Torrington, WY Address _____
3. Phone 307 265-2951 Phone _____
4. Legal description and size of property (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter-section, section, township and range).
Sections 29, 30, 31 + 32, T32N, R77W, 6th PM Natrona County
SEE ATTACHED Keith Properties plat
5. Common description of the property to be rezoned (street address and location description):
11350 Hat Six Road
6. Type of sewage disposal: Public ☐ Septic ☒ Holding Tank ☐ Other ☐
7. Source of Water WELL
8. This property was purchased from: Skeen
9. The date this property was purchased: 1902, 1906

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State or local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. I (We) further understand that all application fees are non-refundable. By signing this application I am (We are) granting the Development Department access to our property for inspections.

RECEIVED
FEB 15 2018
BY: Peggy

Applicant: *[Signature]* Date: 2-11-18
(Signature)

Print Applicant Name: Dean D. Keith

Owner: *[Signature]* Date: 2-11-18
(Signature)

Print Owner Name: Keith Ranch by Dean D. Keith

KEITH ZONE CHANGE APPLICATION



1. COMPLETED APPLICATION FORM

Attached.

2. A SITE PLAN DRAWN AT AN APPROPRIATE SCALE WITH THE FOLLOWING INFORMATION:

- a. Keith Properties survey attached.
- b. The properties are bordered on the East by Hat Six Road.
- c. An access easement for the Keith R. Nachbar property exists along the roadway across the Dean Keith Home Parcel as shown on the aerial photograph attached.
- d. Skeen Creek.
- e. Structures on the property include a house, barn and shop as shown on the attached aerial image.
- f. Provided.
- g. Provided.

3. NAMES AND MAILING ADDRESSES OF ALL ADJACENT PROPERTY OWNERS

Falls Ranch, LP
100 Waugh Dr., Ste 400
Houston, TX 77007

Keith R. Nachbar ET UX
10995 E Wagon Trail Rd
Evansville, WY 82636

Eric Schubert ET UX
4184 Dartfort Ct.
Casper, WY 82609

4. PROOF OF OWNERSHIP- COPY OF A RECORDED DEED

Provided.

5. EROSION CONTROL PLAN

N/A

6. ZONE CHANGE CRITERIA

The property surrounding the Keith property has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area to recognize the changed character of the area.

Casper is growing in an eastwardly direction. Since the 2000 Zoning Resolution, the bulk of development in Natrona County has been between Wyoming Boulevard and Hat Six road. The Keith property lies approximately 11 miles down Hat Six road from the intersection of Hat Six

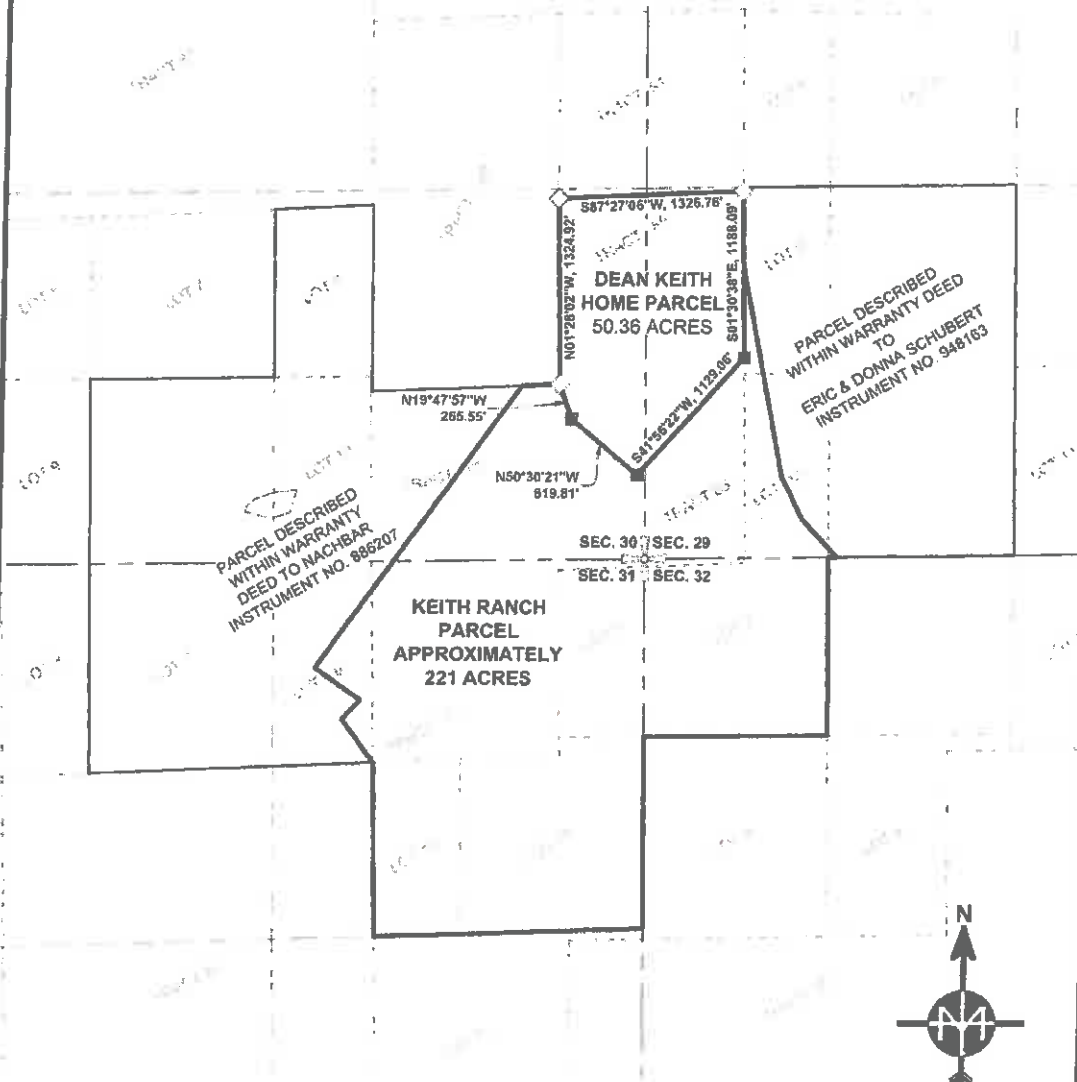
and Second Street. Of the 11 miles, the first approximately 7 miles travel through primarily UA or MR zoning districts, leaving only 4 miles of RAM before reaching the Keith property. In terms of straight-line distances, the Keith property is only 3.5 miles from the nearest UA zoning district and 4.3 miles from MR. Two different subdivisions lie at approximately the 7 mile mark on Hat Six road, leaving, again, only 4 miles between the subdivisions and the Keith property. There are 8 addresses within 1.5 miles of the Keith property, including one that has seven residences.

The character of the Keith property has already changed by the selling of parcels off the east and west sides of the property. In 2010, 160 off the west end of the Keith property was sold to Keith Nachbar and in 2013, 107 acres was sold off the east end to Eric Schubert. The Schubert property is now used as a residential property and two buildings have been erected on the Nachbar property. While these property splits comply with the RAM zoning regulations, it provides evidence that the nature of the area has changed from purely ranching to residential/recreational.

The proposed zone change is for approximately 270 acres to be rezoned, far exceeding the 40 acre minimum zoning district required for UA. The Keith property is a truly unique property in Natrona County, consisting of approximately 270 acres roughly split in half by Skeen Creek, with much of the property being irrigated hay meadow. This configuration allows the property to be split into multiple parcels, each with creek frontage. With each property having creek frontage, water would not be the limiting factor typically associated with residential properties in this area.



KEITH PROPERTIES
LOCATED IN
SECTIONS 29, 30, 31, AND 32
TOWNSHIP 32 NORTH, RANGE 77 WEST
6TH P.M., NATRONA COUNTY, WYOMING



**NOTE: KEITH RANCH PARCEL IS A GRAPHIC REPRESENTATION
 BASED UPON EXISTING RECORDS.**



1,000' 500' 0' 500' 1,000'

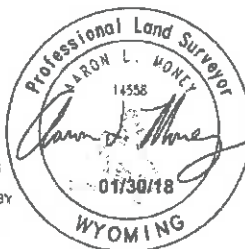
SCALE: 1" = 1,000'

- < GLO B.C. TRACT CORNER
- SET 2-1/2" A.C. PLS 14558
- SECTION CORNER
- SECTION LINE
- - - QUARTER SECTION LINE
- - - TRACT/LOT LINE
- KEITH PROPERTIES
- ADJOINER PROPERTY LINE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATRONA }

I, AARON L. MONEY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS EXHIBIT WAS PREPARED FROM AN ACTUAL SURVEY OF THE DEAN KEITH HOME PARCEL AS SHOWN HEREON, PERFORMED BY ME DURING JANUARY 2018, AND THAT IT CORRECTLY REPRESENTS THE CONDITIONS AS THEY EXIST ON THE GROUND



PREPARED FOR: Dean Keith
 P.O. Box 1096
 Torrington, WY 82240



340 W B St., Suite 204
 Casper, WY 82601
 (307) 377-2727

PROJECT # 17083 • 01/30/2018 • DRAWN BY: ALM

RECEIVED
FEB 15 2018
 BY: *Peggy*

REQUEST FOR A ZONE MAP AMENDMENT

ZC18-1

STAFF REPORT: Trish Chavis

April 2, 2018

For

April 10, 2018

Planning and Zoning Commission

And

May 1, 2018

Board of County Commissioner Meeting

Applicant: Dean Keith , Keith Ranch Inc.

Request: To change the zoning district classification for approximately 270 acres, from Ranching, Agricultural, and Mining (RAM) to Urban Agriculture (UA).

Location and Zoning

The property is located approximately 11 miles south of the intersection of 2nd Street and Hat Six Road, the address being 11350 Hat Six Road. The property is in portions of Sections 29-32, Township 33 North, Range 77 West of the 6th Principle Meridian, Natrona County, Wyoming and consists of approximately 270 acres.

The parcel and all surrounding parcels are currently zoned Ranching, Agricultural, and Mining (RAM).

General Standards

For

Zone Map Amendments

Definition: An applicant must demonstrate that at least one of the following criteria is met for the approval to be consistent with the Zoning Resolution:

- 1) Is necessary to come into compliance with the Natrona County Development Plan.
- 2) Existing zoning of the land was the result of a clerical error.

- 3) Existing zoning of the land was based on a mistake of fact.
- 4) Existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
- 5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
- 6) Proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Natrona County Development Plan.

The applicant is seeking the Zone Map Amendment under Criteria #5. The applicant provided the following statement:

The property surrounding the Keith property has changed or is changing to such a degree that it is in the public interests to encourage redevelopment of the area to recognize the changed character.

Casper is growing in an eastwardly direction. Since the 2000 Zoning Resolution, the bulk of the development in Natrona County has been between Wyoming Boulevard and Hat Six Road. The Keith property lies approximately 11 miles down Hat Six Road from the intersection of Hat Six and Second Street. Of the 11 miles, the first approximately 7 miles travel through primarily UA or MR Zoning Districts, leaving only 4 miles of RAM before reaching the Keith property. In terms of straight-line distances, the Keith property is only 3.5 miles from the nearest UA Zoning District and 4.3 Miles from MR. Two different subdivisions lie at approximately the 7 mile mark on Hat Six Road, leaving, again, only 4 miles between the subdivisions and the Keith property. There are 8 addresses within 1.5 miles of the Keith property, including one that has seven residences.

The character of the Keith property has already changed by the selling of parcels off the east and west sides of the property. In 2010, 160 acres of the west end of the Keith property was sold to Keith Nachbar and in 2013, 107 acres was sold off the east end to Eric Schubert. The Schubert property is now used as a residential property and two buildings have been erected on the Nachbar property. While these property splits comply with the RAM zoning regulations, it provides evidence that the nature of the area has changed from purely ranching to residential/recreational.

The proposed zone change is for approximately 270 acres to be rezoned, far exceeding the 40 acre minimum zoning district required for UA. The Keith property is a truly unique property in Natrona County, consisting of approximately 270 acres roughly split in half by Skeen Creek, with much of the property being irrigated hay meadow. This configuration allows the property to be split into multiple parcels, each with creek frontage. With each property having creek frontage, water would not be the limiting factor typically associated with residential properties in this area.

Staff Findings

The subject property is located within Area L – Muddy Mountain. The Development Plan recommendations for this area:

- Land Use - Ranching, recreation
- Zoning – Ranching Agriculture and Mining (RAM)
- Transportation – Maintain county roads
- Development Plan – Previous development proposals for this area denied. Possible continued development pressure. High priority for wildland fire suppression.

A priority listed in the Development Plan is for urban growth to occur from the edges of municipalities outward rather than in the county toward existing municipal boundaries. This will ensure cost effective development and provision of services, reduce sprawl, and help preserve the quality of the environment. *2016 Development Plan, Chapter 2.5 at Pg. 2-4*

This is identified as follows in Chapter 6 Rural Area “Cost benefit studies have concluded that residential development should occur along municipal boundaries. Intensive development, which is remote from services, can be expensive for the county taxpayer to sustain. By allowing haphazard development within the unincorporated areas of the county, the county could be turned from a revenue maker to a budget breaker for the county. In many ways the private rural area of the county requires the most protection and the most conservative development policies. This approach coupled with compatible public land management ensures the county economy, culture and tax base will be sustainable for current and future generations. This plan is designed to accomplish those ends”

The Development plan also speaks to this type of proposal in multiple additional locations, in short:

-limiting urban sprawl;

-Limit conflicts between conflicting land uses; this zone change would be a shift from agriculture as a primary use to residential as primary use.

-protection of land based activities: ranching, agriculture, mining, tourism, and recreation: again this proposal will be moving the primary use from agriculture to residential.

In conclusion, staff does not agree that criteria number 5 has been met in order to approve this proposed zone change. During the 2016 Development Plan adoption process high density surrounded by low density development was discussed. The conclusion of these discussions was to not support any new or expand such developments in the County.

Finding of fact: The 2016 Development Plan for Natrona County was adopted on July 5th, 2016. The subject property is located within Area L – Muddy Mountain. The zone change for this property is not supported by the Development Plan. It does not meet the recommendations for zoning or future land use for this area.

Key Issue

Should Natrona County approve a zone change that is not supported by the 2016 Development Plan that was adopted July 5, 2016?

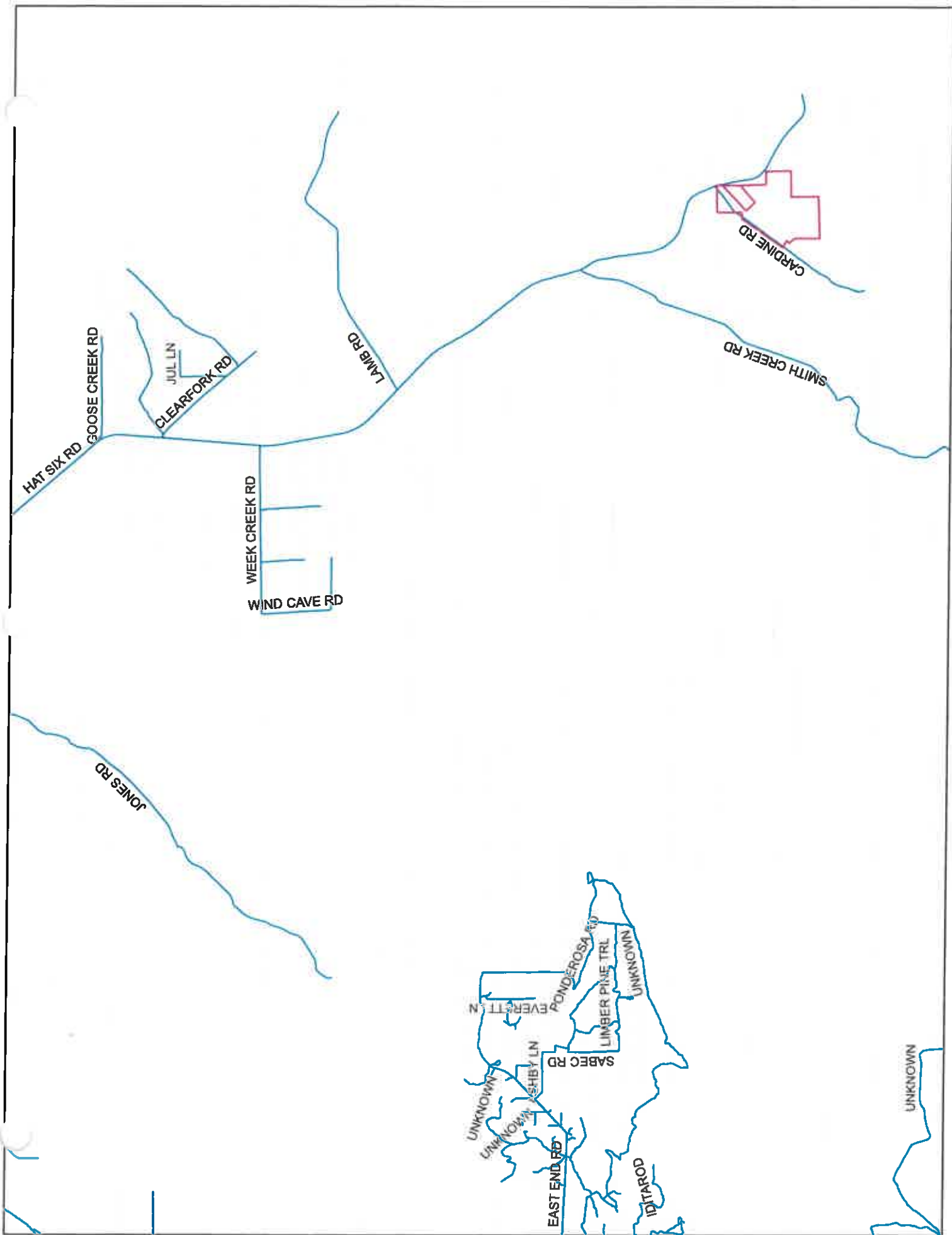
Public Comment

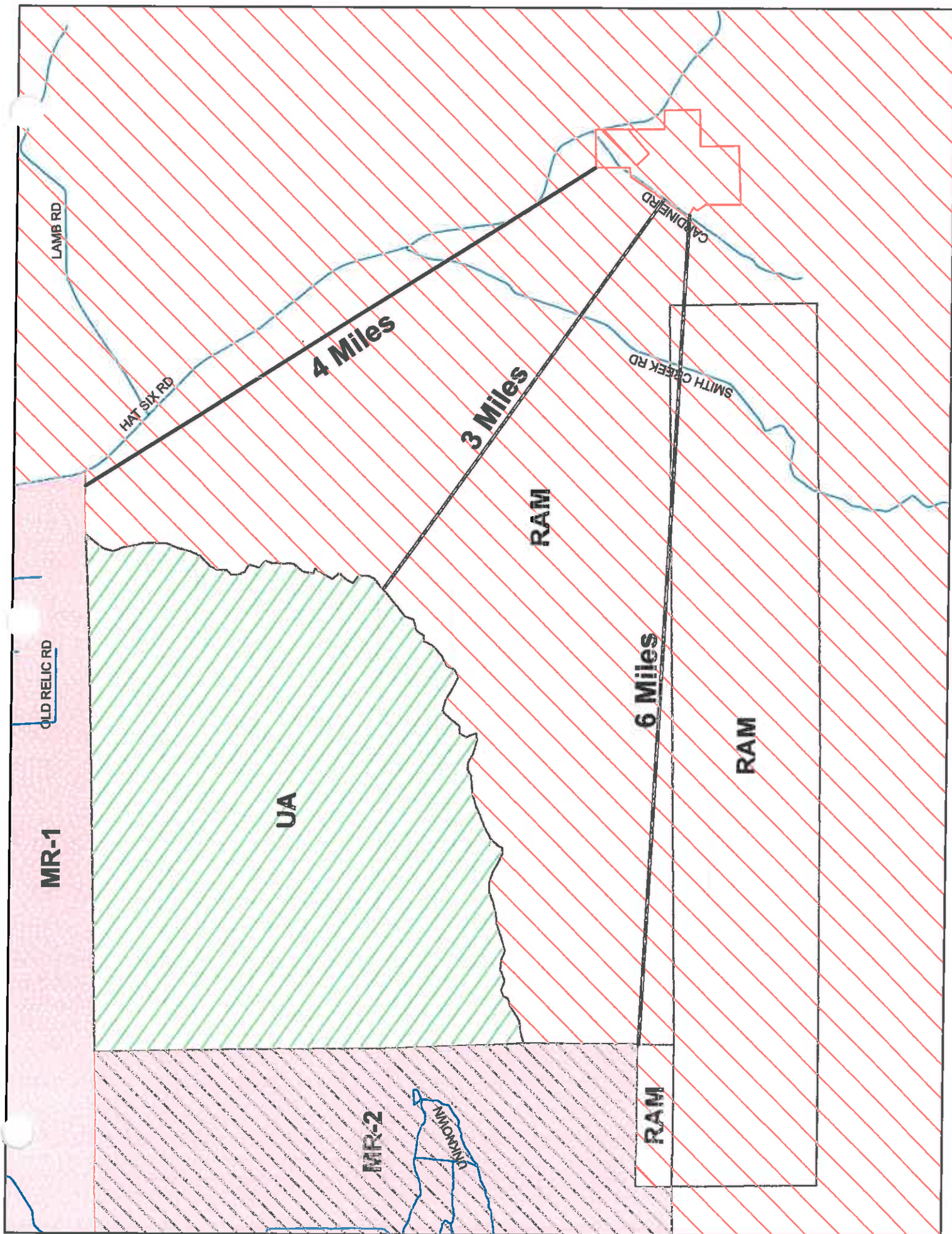
As of the date of this staff report, three written comments have been received. Staff sent the public notice to 34 neighbors within 5 miles.

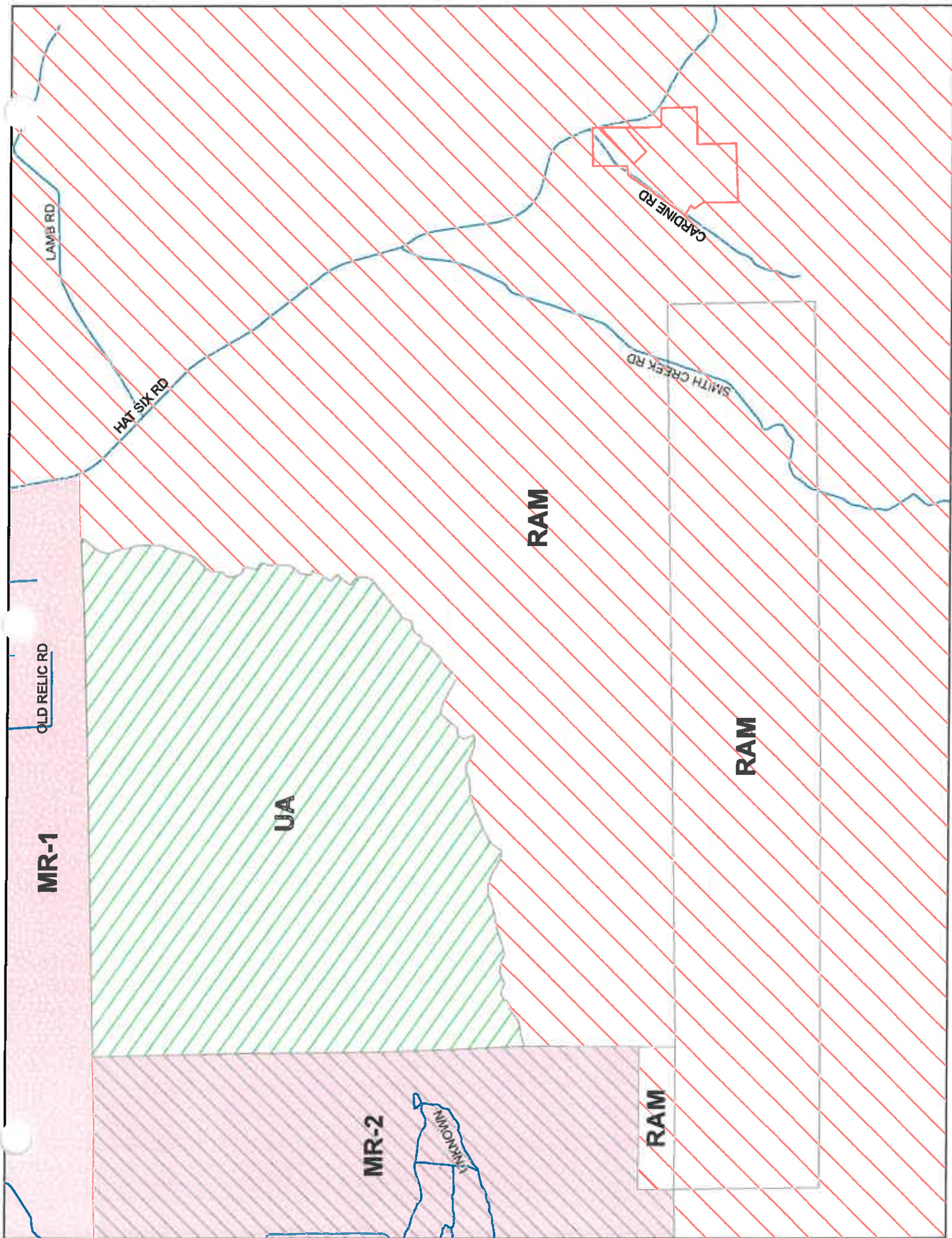
Recommendation

Staff proposes a motion and vote by the Planning Commission to recommend denial by the Board of County Commissioners of the proposed zone change from Ranching, Agricultural, and Mining (RAM) to Urban Agriculture (UA) zoning district.

Staff also recommends that the motion incorporate by reference the findings of fact set forth herein and make them a part thereof.







Natrona County Planning and Zoning Commission

March 25, 2018

Peggy Johnson

Administrative Secretary

Re: ZC18-1 Zone Change Request

To whom it may concern,

I am neither for nor against Mr. Keith's request at this time for a zoning change on his property. I do however present several questions I hope will be answered before this rather large change is allowed. I have lived at 12200 Cardine Rd. for 27 years on a 5 acre site encompassed by some of the most pristine land in the county, but it's an area of higher elevation which receives double the snowfall as the city of Casper.

Don't misunderstand me, I'm for development if done in a responsible way, but totally against it if those who would allow such a change fail to take the necessary steps in preventing more harm than good with a sudden housing development created by UA zoning change.

Please consider my concerns ...

A. There's only one way in and out of the land in question, County road 606 then Cardine Rd. itself.

606 is seldom plowed of its snow by the county and is usually last on the list in the event of a large storm or blizzard. In the spring, the road is a mud mess until the first of June when the county responds to my email for a grader to remove the large ruts caused by just the few resident families and some recreationalists who currently use that road. As for Cardine Rd. it is presently nothing more than

a one-lane ranch road often more tore up than the fore mentioned county rd. (see photo)

Q: What if any plans are there to improve 606 and most importantly maintain it in the advent of several dozen homes going up along Cardine?

B. At the end of Cardine Rd. and just past my property is the Keith-Cardine Reservoir. It is used for pipeline irrigation along Cardine Rd in the meadows now being proposed for zoning change from Ranching. With the exception of a few winter months, water is usually poured from this line to gravity feed the meadow.

Q: How would a housing development affect the line and what are the plans for relieving the reservoir's water level (see photo) should the meadows no longer be irrigated for ranching? And what are the flood control measures for areas along Skeen Creek which flows from the reservoir?

These are two of my main concerns | pray are answered prior to a zoning change!

Sincerely

Tom Lunemann

12200 Cardine Rd.

Casper, Wy

Banner Ranch Company, Inc.

PO Box 1670

Casper, Wyoming 82602



Ranch Contacts:

Mike McCleary

307-235-0917

Shelly McCleary Trumbull

307-265-5059

March 22, 2018

Peggy Johnson,

I am writing on behalf of the Banner Ranch Company. As members of the rural community that will be affected by the potential rezoning of the Keith Ranch, it is important that we express our concerns. This change will inevitably have a drastic impact for us, the surrounding landowners. We rely on the land, water, and resources in this area to provide for our family as well as the agriculture industry. Teddy Roosevelt stated, "Here is your country. Cherish these natural wonders, cherish the natural resources, cherish the history and romance as a sacred heritage, for your children and your children's children. Do not let selfish men or greedy interests skin your country of its beauty, its riches or its romance." This is something to consider heavily. 27 new home sites to the area is going to have a harsh impact on the water, land, infrastructure, wildlife, utilities, and our industry.

One major issue to take into consideration is the matter of infrastructure in this area of the county. There are times in the winter that we are unable to get to town due to the county road being drifted shut, not only from high volumes of snow which are often at the same levels as Casper Mountain, but combined with the great winds that come with it. We are used to this as our family has been on our ranch since 1905, and have lived in the Hat Six area since the 1880's. We love where we live and make sure to be prepared when a storm is coming; this will almost certainly not be the case with 27 new homeowners. The county works with us to ensure they get us dug out eventually, but more often than not it is not right away. Our area is not one of high priority. From our experience, folks do not deal well with the reality of living in the country and being stuck. It does not take long for people to try to plow their way out, often making the drifts worse and tearing up the road in the process. In the summer they complain about the county road conditions. It is a dirt road with potholes and other issues, and with the added traffic from 27 properties it will only get worse. As we are sure you remember, the road took on major damage in the form of wash boards and potholes, with the increased traffic from the building crews of a single home that was put in within the last couple years. Essentially quadrupling the number of homes will add a great deal of vehicles traveling this route daily. We can only imagine the headache this will add to the Natrona County Road and Bridge office. Aside from the county road itself, there is the problem with Hat Six Road (State Highway 253). It is not a well maintained highway. With a lack of resources to uphold this road, it cannot withstand this kind of traffic. Again, it is not considered of high priority when it comes to maintenance and repairs.

This is all without mentioning the vital resources that are already scarce in this area. Jacques Cousteau, a French conservationist, made the remark, "Water and air, the two essential fluids on which all life depends, have become global garbage cans." People often take the land and other resources for granted. We must not only take into account the availability of water, or lack thereof in the area, but also look at the possibility of contamination. Water contamination can come in the forms of septic

systems, improper animal management, trash, and increasing sedimentation levels and contamination from pesticides, herbicides, fertilizers, and other chemicals found in areas where lawns and roads are added. This water supply is used to sustain and supply cattle ranches downstream from the proposed housing area. The usage does not stop in the form of hydration to the cattle, horses and other stock, but is also used to irrigate crops in order for ranchers to harvest and provide for their herds year round. In an urban setting the faucet will always run, unless of course the water bill is not paid. When it comes to using a rural well system, this many houses will almost certainly risk depleting this resource.

The land itself will also be at risk. Aldo Leopold, an American environmentalist and conservationist, stated, "We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect." It is up to us to ensure that the land is used to its fullest potential and taken care of. It can be seen all throughout Natrona County, the State of Wyoming, and even surrounding states, that once land is subdivided it will never be the same. People buy a ten acre plot in the country, and feel that they need a horse. It does not take long for a single horse, let alone a few, to graze down a small area like this. It was recommended in an article by the Wyoming Livestock Round-Up that it takes 40-45 acres to sustain one horse. Even half a dozen horses would put a serious strain on this property before any construction begins. There are places along Hat Six already, that have their small land plots grazed to nothing. This leads to dust pollution not only on that plot, but downwind too. Especially in years of drought this dust can be fatal to animal herds in the path of the dust storms. Along with horses and other farm animals that are often found in rural subdivisions and the accumulating manure that comes with them, there is the potential of further water contamination.

Next is the concern of wildlife. The property in question is part of the historic winter range and habitat for mule deer. This is a population that is suffering state wide and specifically in this area. As mentioned by the Wyoming Game and Fish Department, "Rural development and subdivision can reduce both the quantity and quality of wildlife habitat." This is due to the reduction of natural vegetation and increase in barriers in the line of their roaming patterns. This rezoning will inevitably drive these animals away, putting their population at an even higher risk.

In recent years our area has seen an increase in the number of small landowners. Changing the zoning to smaller lot sizes for the property in question would set the precedent for countless other properties to do the same if they decided to sell in the future. Once a trend is set in motion it is not easy to shut down. Some may call this progress, but our family sees it as a loss for our agriculture community. Not only this, but Wyoming prides itself on its wide open spaces, there will come a point that all of these are lost if we continue to allow landowners to make more money through subdividing in these treasured rural areas.

Utilities are an additional concern that triggers our opposition. The landlines were put in place in the late 1970's. They are often forgotten and rarely maintained. When we do have an issue, the phone company continually explains how outdated they are, and have only a few people who are able to work on them. They will be unable to handle this volume, but with a lack of cellular service in that location there are limited options for communication. In the case of an emergency, landlines are often the only option.

Another major worry that comes with subdividing and building in this area is the reality of the high volumes of trash. This affects our land and livestock directly. Recently, a house and barn were built above our property. In the three year building process we have picked up countless amounts of trash that has blown and scattered down to our property. It traveled and spread over a two mile span collecting in the brush, trees, and water. Our cattle graze these pastures that were littered with household and construction garbage, ranging from tin and building materials, to simple things like plastic bags, boxes, and addressed mail. It is no secret that construction sites are messy, and trash is not well contained. We personally walked the hillsides, meadows and creek banks filling countless bags with this garbage. When this is multiplied by 27 potential new sites the amount of trash is unimaginable, and will continue long after the construction process is over. Again simply take a drive down Hat Six and look at the fences and land lining the other subdivisions that are all littered with trash.

Yet another consideration to those living in the area are the increased number of loose dogs and pets. This may seem silly to anyone that lives within the city limits, but people think that when they live in the country they can let their animals roam without worry. The Goose Creek and Week Creek subdivisions on Hat Six are prime examples. Dogs are constantly on the highway, or residents are posting on Facebook to be on the lookout for their lost animals. We have livestock close to this area, and do not need our herd having to deal with these animals chasing or interfering with them in anyway. Even if they leave the cattle alone, loose pets often hinder wildlife.

There is more to consider in all of this than a single landowner's wish to sell their land, and potentially make a higher profit with these smaller parcels. These are just the major concerns we have. "Earth provides enough to satisfy every man's needs, but not every man's greed," as said by Mahatma Gandhi. The various issues that have been laid out in this letter show how detrimental a rezoning of the Keith Ranch would be to the land, water, wildlife, agriculture industry, roads, and everything that comes with them. This not only effects the small portion of land in question, but all of the neighboring landowners, even those several miles downstream. Once a rural area is subdivided, the negative effects are endless and far reaching. The environment can and will never be the same. As members of the Cowboy State, it is our responsibility to continue the legacy that those before us sacrificed so much for. This sort of change in a predominantly agricultural region puts our collective heritage and lifestyle at great risk.

Kindest Regards,



Shelly McCleary Trumbull
Banner Ranch Company
Secretary/ Treasurer

April 3, 2018

Natrona County Development Department
200 North Center Street, Room 202
Casper, WY 82601
pjohnson@natronacounty-wy.gov

Re: Notice of Public Hearing for ZC18-1 – Dean Keith request for rezoning to Urban Agriculture

As nearby property owners, we appreciate the opportunity to comment on this proposed re-zoning proposal.

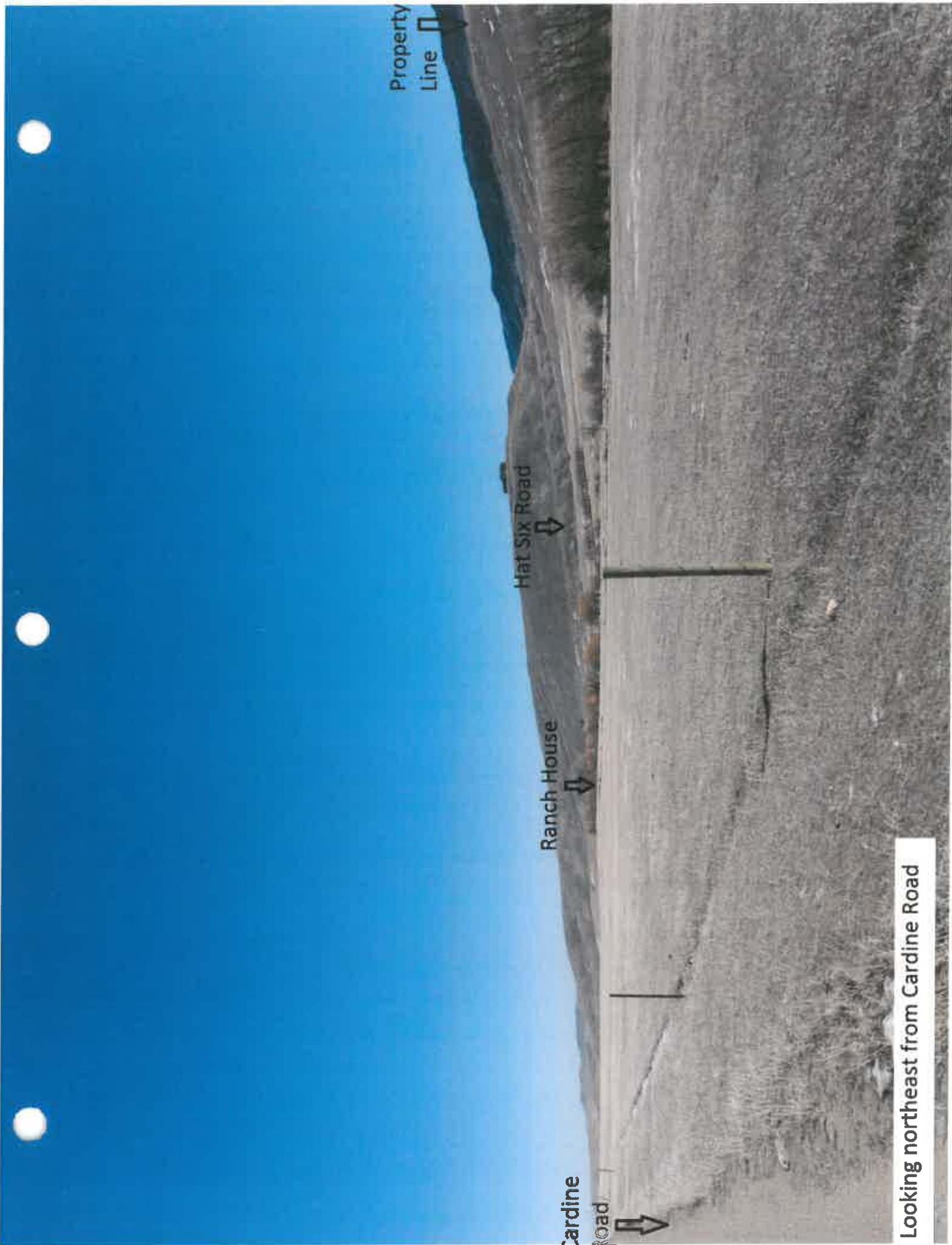
We researched the proposed rezoning classification, and Urban Agricultural zoning states that lot sizes must be at least 10 acres. This will bring over 20 more homes to the valley with construction workers and equipment over the period of development.

We've listed some of our concerns about this proposal due to the smaller lot sizes and additional people that this would bring to the valley.

1. Hat Six Road - Hat Six road (Wyo 253) is narrow with no shoulders, no turning lanes, blind corners, frequent bicyclists in the summer and vehicle test-drivers year-round. A development with this many more residents will quickly multiply the number of people on the road, and make it even more dangerous to drive. Even if the State made these road improvements a priority, it would be many years before implemented.
2. Water - We know people who used to live there and on nearby ranches. Water has always been an issue in that drainage. How does the owner, or developer, propose to supply enough water for that many people?
3. Soil and Septic requirements -The soil there is very similar to ours. We couldn't even get septic approval for one additional bedroom on our 105 acres, with an oversized septic tank in place. What type of septic system could possibly handle that volume of people?
4. History and Wildlife - This small ranch is beautiful with a great deal of history - developing it to that extent will spoil one of the most scenic spots in the state and it is located on and near an important wildlife corridor between the valley and the Medicine Bow range.
5. Light pollution - while this may not seem much worse than the house recently built nearby with lights on all night long and visible to everyone in the valley, this many properties will multiply the problem.

If the owners financially need to develop this property, we wouldn't object if it was done in 35-80 acre parcels with appropriate limitations on further subdivision. We feel that this proposed zoning change should not be approved.

Dan and Ellen Schreiner
Box 50668, 11000 Clearfork Road
Casper, WY



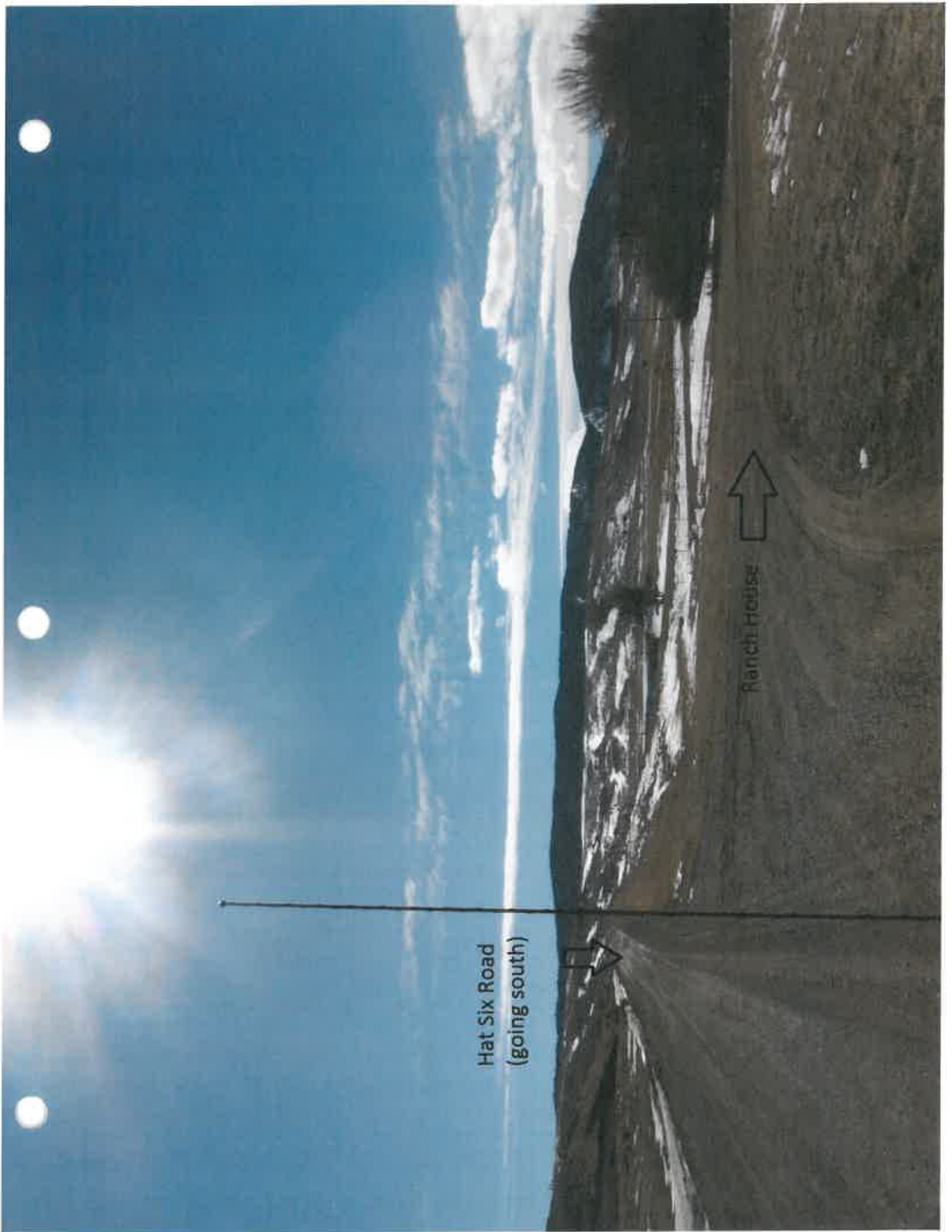
Property
Line

Hat Six Road

Ranch House

Cardine
Road

Looking northeast from Cardine Road



Hat Six Road
(going south)

Ranch House



Ranch House

Cardine Road

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Lake Ridge Estates Owners' Association
PO Box 51495
Casper, Wyo 82605

Trish Chavis, Planner
Natrona County Development Department
200 N. Center Suite 202
Casper, Wy 82601

Dear Trish,

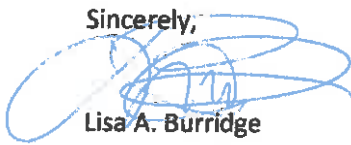
Thank you for your assistance on our request regarding the amendment of the existing PUD documents for Lake Ridge Estates. I trust this letter and the attached documents along with the \$175 fee will meet the requirements to begin the process of approval by the Board of County Commissioners to alter the PUD guidelines for Lake Ridge Estates Subdivision.

We hereby request that the concept plan and agreements be altered as submitted in the attached items. This request pertains to the property known and referred to as "Phase II" at the Lake Ridge Estates Subdivision, as the current owner of the property wishes to utilize the property in a manner other than that called out for in the PUD guidelines. The affected parcel is appx. 284 acres in size and the existing PUD guidelines are not set up for such use.

Attached are the minutes from a "Special Meeting" of the Lake Ridge Estates Owners' Association wherein the Owners Association approved the proposed changes to the PUD.

Should you need any further information, please do not hesitate to let me know. Thank you again for your assistance.

Sincerely,



Lisa A. Burrridge
Board Member

Lake Ridge Estates Home Owner's Association
Special Meeting
February 15, 2018

Special meeting for the Lake Ridge Estates Home Owner's Association was held to panel proposed changes to the zoning of the subdivision, Phase 2 and the current covenants of the Association.

Meeting was called to order by Ben Hansuld for those in attendance. Attendees were as follows: Lisa Burrige, Ben Hansuld, Vance Mockensturm, Art Boatright, SKM Properties represented by appointed attendee of Susie McMurray, Scott Brownell representing himself and Lake Ridge Estates LLC, and Leoma Brehmer of CPA Consulting Group.

The following owners were represented by Proxy: Raoul Joubran of Alcova Lake Ranch LLC, Ryan Mundell, Bret Mundell, Pam Evert, Ken Eickhoff, Mike Mundell, and Dave Hawks.

Absent owners from the meeting were Steve Fox, Steve Reeb, and John Alm.

First order of business was the discussion on amending the Planned Unit Development (PUD) of the subdivision to accommodate Phase 2 usage by new owners, and amending the current association regulations or to rezone to Ranch and Agricultural from the PUD.

Changes to the PUD for Phase 2 permitted uses proposed, as outlined in Exhibit "A1" included allowance of (1) Hunting or Fishing Club of Lodge and (2) Ranching and agricultural use designated for production of crops, livestock, or poultry for sale, trade, or home consumption.

Changes in covenants and general regulations are outlined as follows:

- Change in definitions to reference the Owners' Association Board as "OA Board"

Chapter 2 General Regulations

- 2.2.1 Animals and Livestock

Amended to consider livestock allowances on Phase 2 according to outlined acceptable practices and accommodations for livestock

- 2.2.4 Motorized Vehicles

Amended to allow licensed recreational vehicles as outlined to be stored in designated areas within the owner's lot

- 2.2.9 Maintenance

Amended to include the verbiage "or nuisance" in description of manner of maintenance required to be maintained

- 2.2.12 Hunting

Amended to allow hunting and the discharge of firearms within Phase 2 of the subdivision within regulations of the Wyoming Game and Fish and other regulatory agencies

It was discussed to strike the disallowance of discharge of firearms within the subdivision, (i.e. for the purpose of target practice). All in attendance approved this change.

Chapter 3 Site Designation and Approved Uses

- 3.2.2. Approved Uses

Amended to allow Phase 2 the additional purposes identified in Exhibit A. Also allowance of construction of accessory buildings prior to construction of principal dwelling with written approval of Architectural Committee or Association after review of full plans for primary dwelling

- 3.2.6 Number and Location of Buildings

Lake Ridge Estates Home Owner's Association
Special Meeting
February 15, 2018

Amended to limit Phase 2 to the same type, number, and locations as permitted on Lots 1,2, and 11-34. In addition to allowing additional buildings on Phase 2 as outlined.

- 3.2.11 Fencing

Amended to allowed barbed or woven wire on Phase 2 boundaries.

- 3.2.12 Ingress/Egress to Lots

Amended to allow Architectural Committee and County to make exceptions to accommodate owners with unique circumstances, not to exceed two (2) access roads per lot from the current single access road allowance.

- 3.3.1 accessory Buildings

Amended to allow accessory buildings on Phase 2 to differ from character of main dwelling

Chapter 4 Landscaping

- 4.5 Mulches

Amended to read "or in similar colors that blend into the natural tones of the Subdivision"

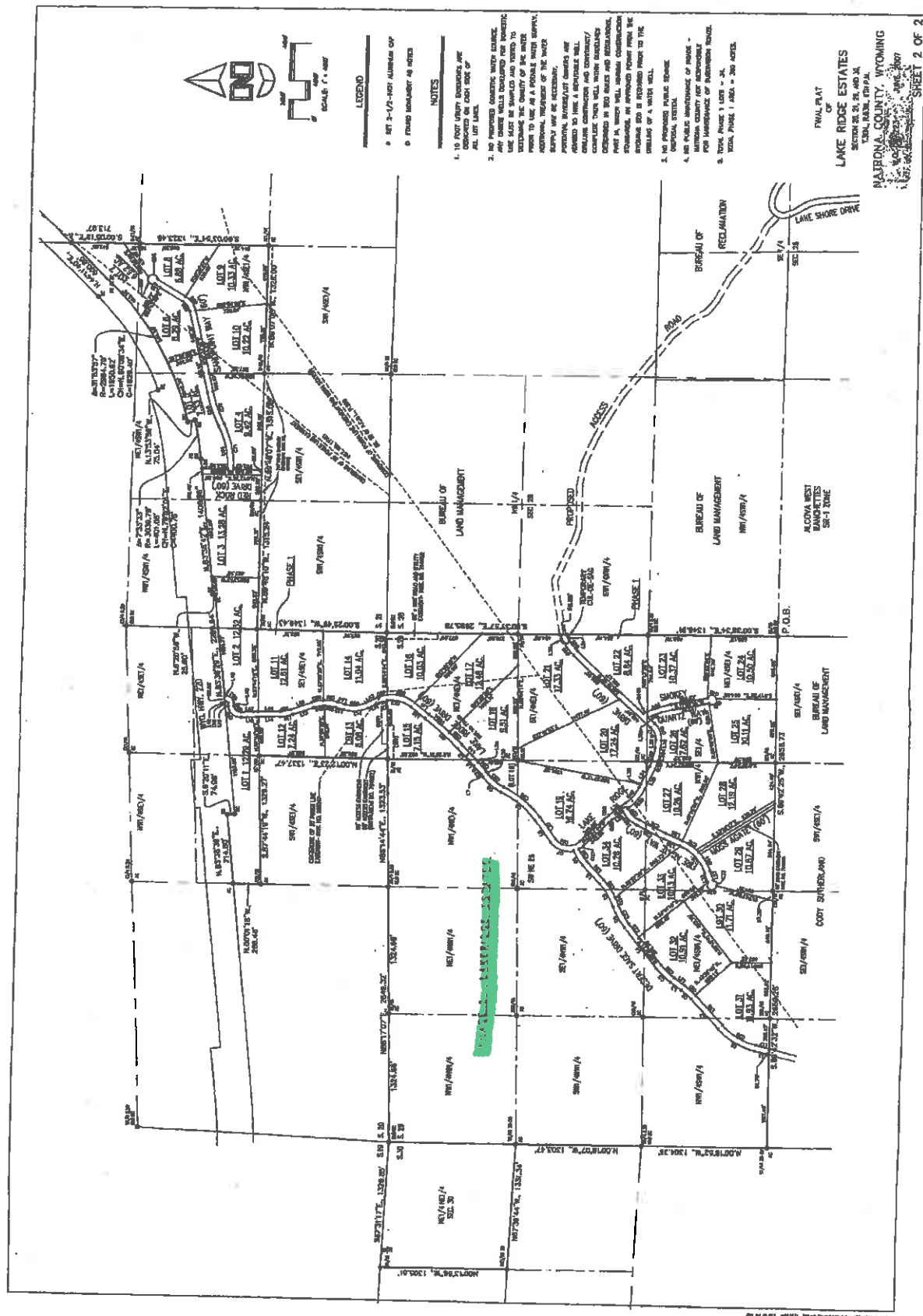
Scott Brownell motioned to approve the amendments to the General Regulations and Definitions of the Owners' Association and the PUD zoning with the provision for the discharge of firearms within the subdivision and allowance for minor verbiage as needed for clarity. Motion was seconded by Lisa Burridge. All attendees were in favor. Motion was passed.

Second order of business was the discussion of Easements and Road costs between the Owners' Association and the Sutherlands, owners of adjacent property.

Scott Brownell proposed an agreement to release all parties from the previous easement and roads agreement and the financial obligations therein and to enter into a new agreement whereas the Sutherlands would pay the Owner's Association the HOA fee per residence on the Sutherlands' property for the use and maintenance of Desert Sage Drive, Fire Agate Way, and Moss Agate. Also in the event of upgrades to said roads, a special assessment can be made after a special meeting of all owners adjacent to the roads in que and the residence(s) on Sutherland's lot would vote. This agreement also addresses gates, fences, and structures that may not block the easement, and adjudication of enforcement of the Easement and Right of Way.

Ben Hansuld motioned to approve this agreement. Art Boatright seconded the motion. All in attendance were in favor. Motion was passed.

Meeting adjourned by Scott Brownell with agreement of all members present.



LEGEND

- 9 SET 3-1/2-INCH ALUMINUM CAP
- 9 FUND SURVEY AS NOTED

NOTES

1. 10 FOOT (10M) ELEVATION, ARE CONSIDERED ON EACH SIDE OF ALL LOT LINES.
2. NO PROPOSED QUARRYING WITHIN EASEMENT. ANY QUARRYING WITHIN EASEMENT SHALL BE SUBJECT TO THE SURVEY OF THE WATER RIGHTS TO THE EASEMENT. ANY QUARRYING WITHIN EASEMENT SHALL BE SUBJECT TO THE SURVEY OF THE WATER RIGHTS TO THE EASEMENT. ANY QUARRYING WITHIN EASEMENT SHALL BE SUBJECT TO THE SURVEY OF THE WATER RIGHTS TO THE EASEMENT.
3. NO PROPOSED PUBLIC TRAIL OR OTHER TRAIL.
4. NO PUBLIC TRAIL OR OTHER TRAIL.
5. TOTAL PLAT 1 LOT = 24. TOTAL PLAT 1 LOT = 24. TOTAL PLAT 1 LOT = 24.

FINAL PLAT
OF
LAKE RIDGE ESTATES
SECTION 24, 25, 26 AND 34
T24N, R24E, TP24N

MADISON COUNTY, WYOMING
SHEET 2 OF 2

SECOND REVISED
AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF
NATRONA COUNTY, WYOMING, AND LAKE RIDGE ESTATES, LLC FOR ZONING
OF THE LAKE RIDGE ESTATES SUBDIVISION TO PLANNED UNIT
DEVELOPMENT

WHEREAS the Board of County Commissioners of Natrona County, Wyoming ("Board") has requested Lake Ridge Estates, LLC ("Developer") develop the Lake Ridge Estates subdivision ("Subdivision") as a Planned Unit Development ("PUD") under Section 14 of the Natrona County Zoning Resolution;

WHEREAS Developer is agreeable to develop the Subdivision as a PUD under the terms, conditions, and covenants set forth herein;

WHEREAS Developer and the Board seek to set forth development and use restrictions and requirements in order to ensure the appropriate use and development of the property within the Subdivision for the uses set forth herein and in the attached Exhibits, and to prevent the impairment of the attractiveness of the Subdivision and maintain property values therein;

WHEREAS Developer and the Board desire to enter into this second revised agreement to set forth the rights, obligations and responsibilities of each party to this agreement;

WHEREAS the Board hereby finds that the proposed lot sizes and development plan for the Subdivision warrant a deviation from PUD Zoning Resolution requirements pertaining to open space and cluster development, and the Board hereby waives said open space and cluster requirements;

WHEREAS the Board hereby finds that the Subdivision plan is suitable and meets all other zoning requirements for a PUD; and

WHEREAS a First Revised Agreement Between the Board of County Commissioners of Natrona County, Wyoming, and Lake Ridge Estates, LLC for Zoning of the Lake Ridge Estates Subdivision to Planned Unit Development was reached in order to limit the use of Lots 1 and 2 of the Subdivision to residential only, modify the approved uses allowed on Lots 3 through 10 of the Subdivision, and to make minor modifications to Exhibit "D", Design Standards; and

WHEREAS the purpose for this Second Revised Agreement Between the Board of County Commissioners of Natrona County, Wyoming and Lake Ridge Estates, LLC for Zoning of the Lake Ridge Estates Subdivision to Planned Unit Development is to provide and define acceptable uses for Phase 2 of the Subdivision as outlined on Exhibit "A1", and to make minor modifications to Exhibit "D" Design Standards; and

WHEREAS the revisions reflected in this agreement have been approved by a majority of the membership of the Association.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer and the Board each agree to be bound by the terms, conditions and covenants set forth herein:

SECTION 1: INTRODUCTION.

This Second Agreement for Zoning of the Lake Ridge Estates Subdivision to Planned Unit Development ("Agreement" or "Agreement for Planned Unit Development") accompanies Resolution 50-07, which rezoned the property that is now within the boundaries of the Subdivision from Ranching, Agricultural and Mining to Planned Unit Development on March 6, 2007. This Agreement and the Exhibits attached hereto and by this reference incorporated herein, set out implementation of the PUD zoning for the Subdivision.

SECTION 2: DEFINITIONS.

Architectural Committee – Shall mean the Architectural Committee of the Lake Ridge Estates Owners Association

Association – Shall mean Lake Ridge Estates Owners Association

Commission – Shall mean the Natrona County Planning and Zoning Commission

Development Application – Shall mean the site plan, building plans, and such other information as to reasonably allow the Architectural Committee and the Planning Department, Commission and Board to review and consider, pursuant to the terms of this Agreement and the Exhibits attached hereto, applications for development on all lots, including Lots 1-34 and the lot labeled as Phase 2, within the Subdivision.

Planning Department – Shall mean the Natrona County Development Department

SECTION 3: BINDING EFFECT OF AGREEMENT.

Subject to the provisions contained herein and in the Exhibits attached hereto, this Agreement and the Exhibits attached hereto and their terms, covenants and conditions, shall run with the land and be binding upon and inure to the benefit of the parties hereto, all current record Owners and their respective successors and assigns. This Agreement shall continue in force for so long as the Subdivision is zoned as a Planned Unit Development.

SECTION 4: APPLICATION OF AGREEMENT.

Subject to and as may be modified by the terms of this Agreement and the Exhibits attached hereto, this Agreement specifically incorporates the 2000 Natrona County Zoning Resolution, as amended, and applies to all property within the boundaries of the Subdivision. The Association reserves sole authority to manage matters pertaining to assessments, liens, and common areas, and said matters are outside the scope of this Agreement.

SECTION 5: DEVELOPMENT AND USE.

A. All development within Lake Ridge Estates shall comply with the terms of this Agreement and the Exhibits attached hereto, as the same may be amended from time to time.

B. Generally, the Subdivision is designed for residential and certain other uses identified in this Agreement and the Exhibits attached hereto. No building, structure, or land shall be used for any purpose other than those allowed under this Agreement and the Exhibits attached hereto, and no such use will be allowed unless approved by the Architectural Committee and the Planning Department and the Board and/or Commission, as applicable, pursuant to the provisions set forth herein.

C. Lots 3-10 in the Subdivision may be used for any of the permitted uses listed in **Exhibit "A"**. Phase 2 in the Subdivision may be used for any of the permitted uses listed in Exhibit "A1". Uses listed in **Exhibit "B"** may be permitted on Lots 3-10 upon the approval by the Commission and Board upon the applicant meeting the standards for a Conditional Use Permit set forth in the 2000 Natrona County Zoning Resolution. Uses listed in **Exhibit "C"** shall be prohibited on all Lots in the Subdivision.

SECTION 6: APPLICATION PROCEDURE, AMENDMENT AND ENFORCEMENT.

A. The Architectural Committee and the Board, Commission and/or Planning Department shall have the authority and responsibility to approve Development Applications within the Subdivision and enforce the Lake Ridge Estate PUD Design Standards **Exhibit "D"** (hereinafter referred to as "Design Standards") as set forth herein. The standards set forth in the Design Standards replace the standards in the Natrona County Zoning Resolution for the Subdivision.

B. For permitted uses, every Development Application should first be submitted to the Architectural Committee for preliminary approval. The applicant should supply the Planning Department with a copy of the Architectural Committee's approval concurrently with any application for a zoning certificate or a building permit.

C. If the Architectural Committee has approved the Development Application, the Board, Commission and/or Planning Department will approve the Development Application, unless the Board finds that the Architectural Committee abused its discretion in approving the Development Application. Subject to subsection G, below, the Board, Commission and/or Planning Department will take no action on any Development Application until the Architectural Committee makes a recommendation.

D. Except with regard to applications for uses listed in **Exhibit "B"**, the Board, Commission and Planning Department will have a reasonable time, not exceeding sixty (60) days, within which to consider a Development Application and provide a written decision to the applicant.

E. The Board, Commission and Planning Department shall apply the terms of this Agreement and the Exhibits attached hereto in making decisions pertaining to the Subdivision.

F. In the event that the Planning Department becomes aware of an event of non-compliance with any of the terms, requirements or conditions set forth in the Design Standards, the Planning Department shall attempt to notify the Architectural Committee and the Lot Owner of the event of non-compliance. The Planning Department will provide the Lot Owner a

reasonable time within which to correct the event of non-compliance. If the event of non-compliance is not corrected by the Lot Owner, the Planning Department and the Board and/or Commission shall promptly thereafter take such enforcement measures as are necessary to result in compliance with the Design Standards, including enforcement by civil suit. The Association or Architectural Committee may, but shall not be obligated to, take independent measures to attain compliance with the Design Standards.

G. Notwithstanding the foregoing, in the event that the Association is not actively functioning or is no longer in good standing with the Wyoming Secretary of State, the Board, Commission and/or Planning Department shall be solely responsible for the review of Applications for Development and enforcement of the terms, restrictions, and conditions of the Design Standards, until such time as the Association becomes active and in good standing.

SECTION 7: MISCELLANEOUS.

A. The terms of this Agreement and the Exhibits attached hereto may be modified by written consent of the Board and a majority of the membership of the Association.

B. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

C. The failure by a party to enforce any provision of this Agreement or the Exhibits attached hereto or the waiver of any specific requirement of this Agreement or the Exhibits attached hereto shall not be construed as a general waiver or a specific waiver of any provision herein nor shall such action act to estopp the party from subsequently enforcing this Agreement and the Exhibits attached hereto according to their terms.

D. All parts and provisions of this Agreement are hereby declared to be severable. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, section, subsection, sentence, paragraph or provision directly involved in the controversy in which such judgment shall have been rendered.

E. Nothing contained in this Agreement shall constitute a waiver of the sovereign immunity of the Natrona County government under applicable state law.

F. Upon execution by the parties, this Agreement and the Exhibits attached hereto shall be recorded in the office of the Clerk and Recorder of Natrona County.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written.

BOARD OF COUNTY COMMISSIONERS
Natrona County, Wyoming

John Lawson, Chairman

ATTEST:

Renea Vitto, County Clerk

LAKE RIDGE ESTATES, LLC.

Scott A. Brownell, Manager

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Scott A. Brownell, Manager of Lake Ridge Estates, LLC., this ____ day of _____, 2018. Witness my hand and official seal.

Notary Public

My Commission Expires: _____

Approved as to Content and Form:

Approved as to Content and Form:

Alcova Lake Ranch, LLC

County Attorney

Date: _____

Date: _____

EXHIBIT "A"

PERMITTED USES FOR LOTS 3-10

In addition to use as a residential lot, the following are permitted uses on Lots 3-10 of the Subdivision:

- (1) Hunting or Fishing Club or Lodge.
- (2) Motel or Hotel Lodging.
- (3) Cabin Sites for Recreational Lodging.
- (4) RV Campground.
- (5) Boat and/or RV Storage.
- (6) Dwelling, single family; one per lot, as the only building on the lot or in addition to other permitted structures as a secondary improvement either attached or detached.

EXHIBIT "A1"

PERMITTED USES FOR Phase 2

In addition to use as a residential lot, the following are permitted uses on Phase 2 of the Subdivision:

- (1) Hunting or Fishing Club or Lodge.
- (2) Ranching and Agricultural Use for the production of crops, livestock, or poultry for sale, barter, trade, or home consumption.

EXHIBIT "B"

**PERMITTED USES FOR LOTS 3-10
UPON APPROVAL OF A CONDITIONAL USE PERMIT**

The following uses on Lots 3-10 may be approved by a conditional use permit:

- (1) Recreational Facility, public or private.
- (2) Specialty or Sundry Shop related to area recreation.
- (3) Sign, billboard advertising over 480 square feet.
- (4) Other similar and compatible uses as determined by the Board.

EXHIBIT "C"

PROHIBITED USES

Uses listed below shall be prohibited on all Lots in the Subdivision:

- (1) Mobile home.
- (2) Manufactured home.
- (3) Mobile home or manufactured home storage, sales or service.
- (4) Manufacturing.
- (5) Commercial activities except as listed on Exhibit "A" or those uses on Exhibit "B" approved by conditional use permit provided by the Board.
- (6) Adult entertainment establishment.

EXHIBIT "D"

DESIGN STANDARDS

CHAPTER 1 – PURPOSE

1.1 Purpose and Intent

The Lake Ridge Estates Owners Association (Association) and the Board of County Commissioners (Board), Planning and Zoning Commission (Commission), and Planning Department of Natrona County (Planning Department) desire to provide lot owners, homeowners, developers, architects, engineers, and planners with the basic information necessary to design, construct, and maintain their projects within the Subdivision that are in keeping with the guiding principles and character of Lake Ridges Estates.

These Design Standards are developed to ensure a coherent design image within the Subdivision. Consistency in the design image of the Subdivision is important to its identification as a special and unique place. All elements that are visible to the public are considered part of the development's overall image and therefore shall be subject to review, oversight, and approval by the Architectural Committee and Planning Department, and the Board and/or Commission, as applicable.

Rezoning and other development entitlement documents for the Subdivision require approval by the Architectural Committee and Natrona County. Specific entitlements and requirements such as permitted uses, setbacks, access, building height, lot coverage, and other building/lot relationships are specified in this document. In addition, all development within the Subdivision is subject to the performance standards, requirements and guidelines that are contained in this document. In cases where this document or the approved development entitlement document for a given property is silent, the current Natrona County standards and regulations shall apply. In the case of conflicting requirements, the standards, requirements and guidelines set forth in this document shall apply. Where this Agreement imposes greater restrictions upon the use of building or land than are imposed by existing Resolutions, this Agreement shall prevail.

1.2 Design Theme

Lake Ridge Estates is a low-density subdivision that provides primarily residential and limited commercial areas to enhance recreational opportunities near Alcova and Pathfinder Reservoirs while preserving and protecting the environmental integrity and rural character of the area.

CHAPTER 2 – GENERAL REGULATIONS

2.1 Applicability

The section applies to all development within the Subdivision and contains specific information on performance standards, requirements and guidelines for the design of the public areas and private property, construction practices, landscape maintenance, and the acceptable plan palette. Development within Lake Ridge Estates will comply with these Design Standards, except as permitted by the Architectural Committee.

In utilizing these regulations, the Architectural Committee and County will afford consideration to site design given the characteristics of the site, the nature of the use and the intent of these Design Standards.

2.2 General Regulations

The following regulations shall be enforced by the Association, Architectural Committee and/or County. Failure to adhere to the stated regulations shall result in Association or County enforcement action until the violations are cured to the satisfaction of the Architectural Committee and County.

2.2.1 Animals and Livestock

It shall be permissible for the Owner of a Lot to keep household pets.

No livestock or other animals of any kind, including but not limited to horses, cattle, llamas, sheep, goats, chickens, rabbits, pigs or hogs, shall be raised, bred, kept or allowed on Lots 1-34.

Livestock may be kept on Phase 2 of the Subdivision consistent with the lot size and consistent with good agricultural practices. The record Owner of Phase 2 shall be responsible for constructing and maintaining any fencing or cattle guards necessary for containing livestock on Phase 2 and preventing livestock from entering any other lots or common areas of the Subdivision. The record Owner of Phase 2 is also allowed to develop a spring or water source for watering livestock consistent with all regulatory and permitting requirements of the State Engineer's Office or any other regulatory body having authority over such water sources.

In the event that a majority of the Owners Association should determine that household pets or livestock in the case of Phase 2, have become or constitute a nuisance to other Lot Owners, or have been allowed to unreasonably damage or destroy the vegetation on the Lot, the Owners Association is granted the authority to restrict such use in such manner as it deems appropriate, including ordering the removal of the household pet(s) or livestock from the Lot.

All permitted household pets shall be kept enclosed kennels or fencing. Dogs and cats shall be prevented from harassing wildlife and shall not be allowed to roam beyond the boundaries of their owner's Lot.

2.2.2 Prohibition on Further Lot Divisions

Lots within the boundaries of the Subdivision as shown on the Plat shall not be subdivided or further divided into smaller tracts or parcels, and Natrona County will prohibit further subdivisions.

2.2.3 Service Yards and Trash

Clotheslines, service equipment, campers, boats, motor homes, trailers, wagons, trucks, tractors, garden equipment, TV antennas, trash, woodpiles, or storage areas shall be screened by vegetation or fencing to conceal the same from view of neighboring lots, drives and roads.

All refuse and trash shall be promptly removed from all Lots and shall not be allowed to accumulate. Burning of trash on any Lot will not be permitted unless said burning is conducted in a receptacle equipped with a spark arrester and Lot Owner has received a burn permit from the Natrona County Fire Department.

2.2.4 Motorized Vehicles

No vehicles that are abandoned, unlicensed or unregistered may remain ungaraged on any Lot. Any unlicensed or unregistered vehicle that remains ungaraged on any Lot shall be deemed to constitute a nuisance. For the purpose of this [Paragraph](#), ATV's shall not be considered vehicles.

Boats, recreational vehicles, ATV's, campers, trailers and other licensed motorized equipment may be parked in a designated parking area on a lot (as evidenced by a paved or graveled surface) near or adjacent to the dwelling or primary structure on the lot.

2.2.5 Fire Prevention

All Lot Owners shall take appropriate steps to minimize fire hazards and the spread of fire. Each Lot Owner shall be responsible for mowing vegetation within a ten (10) foot radius surrounding dwellings and outbuildings located on the Lot.

2.2.6 Wood Stoves/Fireplaces

All wood stoves and fireplaces shall comply with local, state and federal emission regulations.

2.2.7 Noxious or Offensive Activities

No noxious or offensive activity shall be permitted on any Lot. No unreasonably loud or annoying noises or noxious or offensive odors shall be emitted beyond

the boundary lines of any Lot. Improvements on any Lot which are or might become a nuisance to neighboring residential tracts shall not be permitted.

2.2.8 Damaged or Destroyed Structures

In the event any structure is destroyed either wholly or partially by fire or other casualty, such structure shall be promptly rebuilt or remodeled to conform with Natrona County Zoning Regulations contained herein and current building code regulations, or all remaining portions of the structure, including foundations, and all debris, shall be promptly removed from the Subdivision.

2.2.9 Maintenance

Each Lot and all improvements located thereon shall be maintained by its Owner in good condition and repair, and in such manner as not to create a fire hazard, or nuisance, all at the Lot Owner's sole cost and expense.

2.2.10 Tanks

Elevated (above ground level) tanks, such as propane, fuel and water tanks shall be painted or screened.

2.2.11 Sanitary Systems

No sanitary or sewage disposal system shall be constructed, altered or allowed to remain or be used unless fully approved as to design, capacity, location and construction by all applicable County and State health agencies. Septic systems shall not drain onto or otherwise impact any adjacent Lot or property.

2.2.12 Hunting

No hunting shall be permitted within the Subdivision except on Phase 2 of the Subdivision and then only within the regulations and guidelines established by the Wyoming Game and Fish or other State or Local regulatory agencies.

2.2.13 Water Wells

Protection of the groundwater supply in the Subdivision is of primary importance to the residents of the subdivision. For this reason, the following terms apply to wells in the subdivision.

All water wells located in the Subdivision shall meet the current requirements of the Wyoming State Engineer's Office for well completion. Additionally new wells shall be completed at the surface with solid casing projecting approximately one – two feet above the finished surrounding ground elevation. The casing shall be cemented to a depth of approximately ten feet below grade. Well pumps shall be installed with the use of a pitless adaptor and all wells shall be fitted with a water tight vented cap. Abandoned wells shall be properly plugged to prevent contamination of the aquifer.

Owners are encouraged to regularly collect water samples from the wells located on their Lots and have the sample analyzed for the standard water constituents (including major anions, and cations, sulfates, nitrates and bacteria).

CHAPTER 3 - SITE DESIGN AND APPROVED USES

3.1 Site Design, Building Placement, Orientation and Views

The Subdivision's attractive natural surroundings and views to Alcova Reservoir are amenities to be shared by all Lot Owners. Maximizing view opportunities of these features from roadways, open space corridors, and residential structures is encouraged and expected. Owners and designers shall emphasize these key natural features by designing and arranging their sites to protect natural features on the site and within the vicinity of the site. Site design, building design, building placement, and orientation on the lot shall be considered and, additionally, the impact of the same on adjacent or nearby lots and property shall be considered, any or all of which may form the basis for rejecting a Lot Owner's application to construct. Obstruction of views of Alcova Reservoir shall be given special consideration in reviewing applications.

3.2 Site Design Requirements and Guidelines

3.2.1 Zoning Regulations

No Lot shall be occupied, used by, or for, any structure or purpose which is contrary to the regulations of the Agreement for Planned Unit Development, to which these Design Standards are attached.

Field Code Changed

3.2.2 Approved Uses

The Subdivision shall be used exclusively for residential purposes, except that Lots 3-10 may also be used for any of the purposes identified on Exhibit "A" and, conditionally, the uses identified on Exhibit "B" and Phase 2 may also be used for those purposes identified on Exhibit "A1".

Except for the permitted uses identified on Exhibit "A" and the conditional uses identified on Exhibit "B" in regards to Lots 3-10, and Exhibit "A1" in regards to Phase 2, no business, commercial, or manufacturing enterprise, or any enterprise of any kind or nature, whether or not conducted for a profit, shall be operated, maintained or conducted on any Lot or on any improvement erected or placed thereon.

No guest house or out building may be rented or leased, except as part of the entire premises. No dwelling, or any part thereof, may be used as a boarding or rooming house.

Accessory buildings or guest homes may not be constructed prior to the construction of the principal dwelling or building, except with written approval of the Architectural Committee or the Association after review and approval of the full plans and specifications for the primary dwelling or building. Accessory buildings or guest homes must be constructed in close proximity or in the same general location of the principal building or dwelling on the lot.

The entire dwelling on any Lot on the Subdivision may be leased by the owner thereof for rental income purposes.

Notwithstanding the foregoing restrictions in this Section 3.2.2, a Lot Owner may have a home office within the dwelling on the owner's Lot, provided no business or commercial use violates County regulations and further provided that no business or commercial use interferes with the enjoyment or use of any part of the Subdivision.

The Commission and Board shall review and approve any proposed use listed on Exhibit "B" as a conditional use in accordance with the 2000 Natrona County Zoning Resolution.

3.2.3 Slope Protection Overlay District

The Slope Protection Overlay District applies to development or building on lands that have a natural sloping grade of 25% or more. The Slope Protection Overlay District does not apply to initial construction of improvements by the Developer and does not apply to development or building on any lands that do not have a natural sloping grade of 25% or more, even if said lands are on the same Lot as lands to which the Slope Protection Overlay District applies.

Site plans for Lots in the Slope Protection Overlay District must be approved by the Commission and site plan materials that must be submitted with the application are:

- a. Design documents and a site plan that illustrate that building and access road construction will not create unreasonable scars visible from adjacent Lots, cause erosion problems, or obstruct desirable views;
- b. Before and after contour mapping;
- c. Foundation designs;
- d. Plans and profiles for roads and access drives; and
- e. A written analysis of the overall effect of the proposed development as well as the existing and potential development of nearby Lots which affect or may be affected by the proposed development.

No specific development density shall be associated with the Slope Protection Overlay District.

Determination of whether a Lot contains slopes exceeding 25% shall be made at the time of the development application by the Architectural Committee and the County.

3.2.4 No Mining or Quarrying

No mining or quarrying operations shall be conducted or permitted in the area, except by Declarant in constructing improvements.

3.2.5 Mobile and Manufactured Homes

Mobile homes and manufactured homes are not permitted.

3.2.6 Number and Location of Buildings

On Lots 1, 2, and 11-34 no buildings or structures shall be placed, erected, altered or permitted to remain on any Lot other than:

- o One single-family dwelling;
- o One detached single guest house; and
- o One attached garage and one detached outbuilding or garage.

On Phase 2 the same type, number and locations of buildings are permitted as designated on Lots, 1,2 and 11-34. In addition the following additional buildings are permitted on Phase 2:

- Pole Barn/Accessory Building
- Animal Sheds/Kennels
- One Guest Cabin nonadjacent to primary dwelling
- Riding Arena for non-commercial use

On Lots 3-10, commercial structures are allowed that otherwise comply with the Design Standards set forth herein. One single family dwelling is permitted on Lots 3-10 as the only building on the lot or in addition to other permitted structures as a secondary structure either attached or detached.

On all lots within the subdivision, guest homes or Accessory buildings must be constructed in close proximity or in the same general location of the principal dwelling or building on the lot.

3.2.7 Minimum Setback Requirements

All buildings on a Lot shall have minimum setback distances measured from lot lines and access easements to the nearest wall of such building of fifty (50) feet. Setback variances or exceptions may be granted by the Architectural Committee and County when practical difficulty can be demonstrated by the Lot owner.

3.2.8 Square Footage

On Lots 1, 2, and 11-34, any dwelling or building that serves as the principal dwelling or building on a Lot, exclusive of porches, carports or garages, shall not be less than 1,850 square feet. On Lots 3-10, any dwelling or building that

serves as the principal dwelling or building on a Lot, exclusive of porches, carports or garages, shall not be less than 1,850 square feet.

3.2.9 Garages

On Lots 1, 2, and 11-34, an attached or detached garage having a minimum size of 500 square feet shall be erected or constructed with the principal dwelling.

3.2.10 Height Restriction

No dwelling or building exceeding thirty-six (36) feet in height from the ground elevation around the dwelling or building to the top of the roof line shall be erected or constructed on any Lot.

3.2.11 Fencing

Except as specifically provided for in this section, no barbed wire or woven wire fencing shall be permitted on any Lot. Smooth wire is acceptable. Barbed wire or woven wire fencing will be permitted on the exterior boundary of the Subdivision and on Phase 2. Fences shall be constructed of standard and typical fencing materials only. No fencing shall be constructed in such a manner as would impair the roadways dedicated into and throughout the Subdivision. All fences shall be maintained in a good condition by the Owner thereof.

3.2.12 Ingress/Egress to Lots

To maintain aesthetic values and minimize erosion, no more than one (1) road shall be allowed on the Lot for ingress to and egress from the principal dwelling. The Architectural Committee and the County may make exceptions on Lots 3-10 to accommodate uses other than residential, not to exceed two (2) access roads per Lot. The Architectural Committee and the County may make additional exceptions on Lots to accommodate Owners with unique circumstances, not to exceed two (2) access roads per lot.

3.3 Accessory Buildings, Temporary Uses, and Emergency Access

3.3.1 Accessory Buildings

Accessory buildings shall be of the same character and materials as the principal building on that Lot, provided however, accessory buildings on Phase 2 may differ from the character and materials of the principal building in the event the accessory buildings are proposed to store materials or house livestock.

3.3.2 Temporary Uses

No temporary house, mobile home, basement or trailer, or other structure of a non-permanent nature shall be allowed on any Lot as a place of residence or habitation either permanently or temporarily, except that during construction of a principal dwelling, temporary occupancy is permitted on the Lot on which construction is occurring for no more than six (6) months during construction of the principal dwelling. No dwelling shall be occupied in any manner prior to its completion. Construction of any new principal buildings or outbuildings shall be

completed in no more than one (1) year from the date construction commences. The Architectural Committee and County may extend this period for not more than one (1) additional year in the case of hardship not caused by, or within the control of, the Lot Owner.

3.3.3 Emergency Access

Lot Owners will give the right of way to fire, sheriff, ambulance, and other emergency vehicles on the roadways in the Subdivision.

3.4 Erosion and Drainage

3.4.1 Slopes and Terraces

All slopes or terraces on any Lot shall be maintained so as to prevent erosion therefrom.

3.4.2 Natural Drainage

No improvements shall be permitted which interfere with the natural flow of drainage runoff.

3.4.3 Storm Drainage

Excess run-off from Lots should be minimized with sites graded to provide positive drainage away from buildings.

It is encouraged that water from roof drains and other areas be consciously directed to landscape areas that could benefit from the additional water, thereby reducing the need for irrigation water and improving water quality by filtration through landscape materials.

3.4.4 Grading

Lot Owners should provide positive drainage away from foundations.

CHAPTER 4 - LANDSCAPING

4.1 Landscape Development

All areas disturbed by construction shall be returned to natural conditions and replanted with suitable ground cover as quickly as is practical.

4.2 Landscape Design Principles

The overall concept for the Subdivision is based on the desire to create a landscape that is sustainable, attractive, comfortable, and complimentary to the natural and man-made elements within the development.

All development should demonstrate adherence to the following landscape design principles:

- Design to provide an attractive, comfortable environment for users.
- Design landscapes to create a naturalized appearance.
- Design and manage irrigation systems to achieve peak efficiency.

4.3 Landscape Performance Standards

Irrigation Water Use

The Subdivision is intended to be developed in a manner that supports water conservation. Xeriscaping is encouraged.

- Use of drip irrigation for plant material is encouraged.

Installation Period

- Landscaping and irrigation for individual lots should be completed within one year, or as soon as weather conditions permit, after completion of the primary building on a Lot.

4.4 Existing Vegetation Preservation

Protecting existing natural vegetation is encouraged.

Do not protect vegetation that is an undesirable species or are seriously diseased or near the end of their life span.

Existing trees that will remain and their root systems should receive adequate water to ensure survival, and should be protected from damage, soil contamination and compaction within the drip line during construction through the use of barricades or fencing.

4.5 Mulches

Acceptable mulches are:

- Crushed rock, in the tan, rust, brown, gray or black range or in similar colors that blend into the natural tones of the Subdivision.
- Wood mulch (local pine/fir and other regionally produced products is preferred).

4.6 Environmental Considerations

Landscape materials should be strategically placed to buffer the structure from winter winds, allow solar exposure in the winter, and provide shade in the summer.

4.7 Irrigation and Water Use

Turf grass should be limited to areas that are most heavily used and which are central organizing spaces. The landscape should be arranged in zones of progressively less water use. This allows for the maximum efficiency of applied irrigation water, with drier zones benefiting from potential overspray, runoff and

ground moisture of the adjacent higher water use zone. Irrigation systems should be designed to eliminate overspray on road surfaces.

CHAPTER 5 – SIGN DESIGN REQUIREMENTS AND GUIDELINES

5.1 Purpose

These sign design requirements and guidelines are intended to create a strong image and reduce visual clutter.

5.2 Permitted Signage

Declarant may locate any "For Sale" signs on the Subdivision in locations, sizes and shapes as it deems appropriate. Declarant may install such entry signage as it deems appropriate in its sole discretion. The Association shall be responsible for maintenance and repair of the entry signage. Lot Owners other than Declarant may place no more than two (2) "For Sale" signs on each Lot, and the total size of both signs collectively shall be no larger than six (6) square feet. Lot Owners may construct one entrance gate sign identifying the owner or occupant of the property. "No Trespassing" or "No Hunting" signs shall be permitted. No advertising signs or billboards shall be permitted, except on Lots 3-10. Notwithstanding the above, no unsightly objects or nuisances shall be erected, altered, or permitted to remain on any Lot.

On Lots 3-10 there shall be no more than 1 freestanding identity sign per lot. The maximum height for a freestanding identity sign shall be (12) feet high. There shall be no more than (30) square feet of sign area per face for freestanding signs.

On Lots 3-10 there shall be no more than 1 building-mounted identity sign. Building-mounted identity signs or awnings may not exceed the length of the building front or (25) feet whichever is less.

5.3 Prohibited Signage

The following signs are prohibited, except as specifically approved by the Architectural Committee:

- Animated, Exposed Light Bulb and Flashing Signs.
- Roof Signs.
- Portable Signs.
- Hand-Lettered signs executed in the field.

CHAPTER 6 - LIGHTING DESIGN

6.1 General

No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare for any neighboring Lot Owner.

6.2 Holiday and Temporary Lighting

During the winter holiday season (November 1 to January 30), holiday lighting may be used. The intent for holiday lighting is a tasteful display using traditional lighting techniques such as strings of Christmas lights in trees. Any lighting that is temporary in nature by means of cord and plug connection and/or not installed by the National Electric Code is defined as Holiday and Temporary Lighting. Distasteful, obnoxious, or excessive lighting is not permitted.

CHAPTER 7-- ARCHITECTURE

7.1 Architectural Purpose and Goals

The goal of the architectural standards is to provide design standards that promote a high quality of life through the design of an integrated, sustainable development. It is the desire to provide flexibility for architectural design and optimize site and building functions, while achieving environmental goals and maintaining a sense of design integrity through the development.

7.2 Applicability

These Design Standards apply to the Subdivision, including principal dwellings and other buildings, accessory structures, temporary structures, and their related uses, and contains additional information on how to place and design structures, sites and landscapes in the residential development. Additional site design requirements and general regulations are located in these Design Standards and are supplemental to the requirements in this section. Additional requirements for the densities, overall design, setbacks and other land use performance standards are outlined in the applicable Natrona County Planning and Zoning Regulations.

7.3 Color and Design of Structures

The exterior colors and character of the principal building shall be designed and constructed in such a manner as to be consistent with the colors and character of the surrounding natural area landscape.

All additional structures, including fences, shall be constructed in such a manner as to coordinate exterior colors and design character with the principal building.

7.3.1 Compatibility with Existing Development

New developments in or adjacent to existing developed areas should be compatible with or complementary to the established architectural character. Compatibility may be achieved through techniques such as:

- The repetition of roof lines,
- The use of similar proportions in building mass and outdoor spaces,
- The use of similar window and door patterns, and/or
- The use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development.

7.3.2 Exterior Materials

Exterior building materials should either be complimentary or draw in part from the materials already being used in the neighborhood. If dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, should be utilized to ensure that enough similarity exists for the building to be compatible, despite the difference in materials.

- With the exception of windows, natural/indigenous in character building materials are encouraged.
- Building materials should be selected to provide a variety of textures per building façade, and provide visual balance.
- Building materials should provide greater visual and textural interest at building entrances and architectural opportunities and areas that are highly visible to the public.
- Exterior materials should be chosen for their suitability, durability, and visual continuity.
- All sides of the dwelling or building shall include materials and design elements consistent with those on the front façade.

Preferred Exterior Materials.

- Brick
- Textural concrete block, painted or integral color
- Textured architectural precast panels, painted and/or cast-in textures
- Site-cast concrete panels, painted and/or cast-in textures
- Wood
- Natural stone and synthetic stone products
- Metal-accent elements only
- Stucco
- Glazing
- Smooth face concrete block, used in combination with other textural materials
- Masonite or steel siding
- Other similar high quality materials

Prohibited Exterior Materials and Treatments

- Unadorned metal wall panels (when visible from the public right-of-way.)
- Full ceramic tile walls
- Highly reflective wall treatments
- Single color walls without mass breaks

- Excessive reflective glazing

7.3.3 Exterior Colors

Color shades should be used to facilitate blending into the larger development and unify the development. The color shades of exterior building materials shall complement or draw in part from the range of color shades that already exist in the area.

- Color palette should consider earth tones, indigenous to the region resulting in a cohesive, unified theme throughout the development.
- Monochromatic color schemes are discouraged.
- Accent colors should be compatible with base colors and used sparingly.

BOARD OF COUNTY COMMISSIONERS
Natrona County, Wyoming

ATTEST:

John Lawson, Chairman

Renea Vitto, County Clerk

LAKE RIDGE ESTATES, LLC.

Scott A. Brownell, Manager

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Scott A. Brownell, Manager of Lake Ridge Estates, LLC., this _____ day of _____, 2018.
Witness my hand and official seal.

Notary Public

My Commission Expires: _____

Approved as to Content and Form:

Approved as to Content and Form:

Alcova Lake Ranch, LLC

County Attorney

Date: _____

Date: _____

ZC18-2

STAFF REPORT: Trish Chavis
March 12, 2018

For

April 10, 2018
Planning and Zoning Commission

And

May 1, 2018
Board of County Commissioner Meeting

Applicant: Lisa Burrige, Board Member, Lake Ridge Estates Owners' Association

Request: An amendment to the concept plan and agreements for Lake Ridge Estates, Phase I and II, zoned Planned Unit Development (PUD).

Location and Zoning

Lake Ridge Estates subdivision is located approximately 2 miles west of Lakeshore Drive (Alcova) and south of State Highway 220. Phase I consists of 34 Lots and Phase II is one parcel of 284.43 acres. Both phases are zoned Planned Unit Development (PUD).



Background

The intent and purpose of the Planned Unit Development (PUD) is to establish flexible procedures for lots of land that are planned and developed as a whole. It is further the intent of this district to encourage the proper planning and design of these areas by providing for the submission of concept plans and specific development plans by prospective developers.

A concept plan approved by the Board shall not be altered unless the developer requests said alteration, in writing, to the Board and submits an altered concept plan for consideration by the Commission and the Board.

An application was received on February 16, 2018 with an altered concept plan for Lake Ridge Estates, Phase I and II.

Lake Ridge Estates Subdivision, Zone Change to PUD, and concept plan were approved by the Board of County Commissioners on March 6, 2007. The Subdivision was approved as two phases. The first phase was platted as 34 lots while the second phase was left as rangeland. The concept plan as it was approved, provided permitted, conditional and prohibited uses for Lots 1-34. Phase two was not addressed in the concept plan.

On October 6, 2009, the Board of County Commissioners approved an amendment to the concept plan that altered the uses for Lot 1-10 and made minor modifications to the Design Standards.

Findings of Fact: The concept plan for Lake Ridge Estates does not include guidelines for Phase II. With the absence of permitted, conditional or prohibited uses, the Development Department cannot issue permits, inspections or Code Enforcement.

The amendment is needed to rectify this issue.

Public Comment

As of the date of this staff report there have been no comments received. Staff sent the public notice to 18 neighbors within 1/2 mile.

Recommendation

Staff proposes a motion and vote by the Planning Commission to recommend approval by the Board of County Commissioners of the proposed amendment to the Lake Ridge Estates concept plan.

Legend

Phase I

Phase II

STATE HIGHWAY 220

LAKE PINCE DR

LAKESHORE DR

